

SECTION 502. MFR-MULTI-FAMILY RESIDENCE

Section 502.1 Purpose

This district is comprised of medium-density residential areas representing a compatible mixture of single-family, two-family and multi-family dwellings. Regulations are designed to stabilize and protect the character of the district, to promote and encourage creation of a favorable environment for family-life, and to prohibit all incompatible activities. Principal uses are limited to single-family and two-family dwellings, apartments, and townhomes, which conform to the residential character of the district.

Section 502.2 Approvals Required

No structure or building shall be built or remodeled upon land in MFR district until all necessary site plan and/or subdivision plat approvals have been obtained.

Section 502.3 Location

The following criteria shall be considered in establishing and maintaining a MFR district:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

Section 502.4 Permitted Principal Uses

- (a) One (1) single-family residence per lot.
- (b) Two-family dwellings or two (2) attached single-family dwellings on a single lot.
- (c) Dwellings for three (3) or more families in one (1) building or in a group of buildings, including apartments, row house and town houses.

Section 502.5 Permitted Conditional Uses

See Section 310, items D, E, F, G, H, I, J, N, O

Section 502.6 Permitted Accessory Uses.

- (a) Any use customarily incidental to a permitted principal use, such as:
 - (1) Private garage or carport for storage of vehicles;
 - (2) Garden house, tool house, ramada, swimming pool;

- (b) Accessory Dwelling Units. See Section 310.
- (c) Home occupations per Section 324.
- (d) Recreation and health facilities which are designed and clearly intended for the use of the residents of the project.
- (e) Recreational vehicles may be parked and/or stored in all residential zones provided the vehicles are not situated in required yard set backs and are fully screened from adjoining lots and streets.

Section 502.7 Property Development Standards.

Special Requirements: Any multiple family project which exceeds twenty-five (25) dwelling units per acre may be processed as a planned area development under the provisions of Article 9.

(a) Area and Yards.

- (1) Single-Family House. This dwelling type consists of a single-family residence located on a privately owned lot, which has private yards on all four (4) sides of the house. The following table specifies the minimum standards for single-family homes:

Minimum Size in Feet	
-Street (Front)	20 Feet
-Side	5 Feet
-Street (Side)	10 Feet
-Rear	20 Feet
Minimum Lot Length in Feet	100
Minimum Lot Width in Feet	50
Maximum Building Height	25
Off-street Parking Spaces	2

- (2) Lot-Line House. This dwelling type consists of a single-family, fully detached residence located on an individual lot which is set on the lot line. Doors or windows are prohibited in that wall of the house on the lot line. Either five (5) foot maintenance easement shall be provided for the neighboring property, or the lot line house may be set back five (5) feet from the line and recreation, planting, and use easement may be granted to the adjacent lot owner if the adjacent house is located on the lot line. In addition, the following table specifies the minimum standards for a lot line house.

	2-BEDROOM	3-BEDROOM
Minimum Lot Area in Square Feet	6,000	7,400
Minimum Size in Feet:		
» Streets	20	20
» Side	28	30
» Rear	30	30
Minimum Building Spacing in Feet**	28	30
Minimum Lot Width in Feet	50	75
Maximum Building Height	25	25
Off-Street Parking Space	2	3

- (3) Duplex. This dwelling type consists of a semi-detached dwelling for a single family. It has only one (1) dwelling unit from ground to roof and only one (1) wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex.

*This standard applies when units are located on the lot line.

**This standard applies when units are set back from the lot line and the easement described above is provided.

	1-Car Garage				2-Car Garage	
Number of Bedrooms	1	2	3	4	5	6
Minimum Size in Feet:						
» Street	20	25	25	25	25	25
» Side	8	10	10	10	10	10
» Rear	20	20	20	20	20	20
Minimum Lot Width in Feet	50	50	50	50	50	75
Maximum Building Height	25	25	25	25	25	25
Off-Street Parking Spaces	2	2	2	2	2	2

- (4) Multiplex. This dwelling type may be either a single family attached dwelling or a multiple family unit. Each unit may take direct access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back to back, side to side, or vertically; however, not more than six (6) units shall be attached in any single building.

NUMBER OF BEDROOMS	1- BR	2- BR	3- BR	4- BR	5- BR
Minimum Lot Width in Feet	75	75	75	75	75
Front Minimum Size in Feet	25	25	25	25	25
Street Side	5	5	5	5	5
Rear Setback	25	25	25	25	25
Maximum Building Height	25	25	25	25	25
Off-Street Parking Spaces	2	2	2	2	2

- (5) Apartment Building: Apartment buildings are buildings comprising multiple dwellings units, which share common access to individual units and yards. The yard required shall be the sum of the areas required for each unit within the structure. Apartment shall contain three (3) or more units in a single structure. The following table specifies the minimum for apartment buildings.

NUMBER OF STORIES	1 OR 2	3
Maximum Height in Feet	25	25
Maximum No. D.U.S/Building	48	48
Maximum Street Frontage of Lot in Feet	100	100
Minimum Spacing between Buildings in Feet		

NUMBER OF BEDROOMS	EFFICIENCY	1	2	3	4
Off-Street Parking Space	1.5	2	2	3	3

- (6) Minimum Distance Between Buildings on the Same Lot. The minimum distance between the opposing exterior walls of detached buildings or part of attached or semi-detached buildings, on the same lot, shall be:
- (1) If both walls are front walls or contain doors or living room windows: Forty (40) feet.
 - (2) If one wall is a front wall, or contains doors or living room windows and one wall is a side or rear wall containing no doors or windows: Twenty-four (24) feet.
 - (3) If either wall is a side or rear wall containing windows or doors: Twenty-four (24) feet.
 - (4) In one wall is a side or rear wall containing windows or doors and one wall contains no windows or doors: Eighteen (18) feet.

(5) If neither wall contains windows or doors: Ten (10) feet.

(7) Additional Placement Regulations for Multi-Family Dwellings.

- (1) Two or more story buildings shall be set back not less than forty (40) feet from the boundary line of any adjoining single-family residential district.
- (2) If the front of a building, or part thereof, faces on an interior side or rear lot line, the building, or that part thereof, shall be set back from such lot line not less than twenty (20) feet.
- (3) Separation of Semi-Detached Dwellings or Rowhouses. When, for purposes of sale or separate ownership, a two-family or multi-family residence and the land in and upon which such dwellings are situated, is to be subdivided into separate lots having one dwelling unit per lot, such lots shall be exempt for all interior side yard requirements; provided, however, that such dwelling unit shall be separated from each abutting dwelling unit by a party or lot line wall extending the full height of the buildings through opening.
- (4) Irregularly-Shaped Lots. On irregularly-shaped lots, the building setback from all lot lines shall comply at every point with the minimum yard requirement, whichever is applicable.
- (5) Outside Halls or Balconies on Second and Third Floors. Minimum required yards and minimum required distances between buildings on the same lot shall be measured to the exterior line of all outside hall or balconies on second or higher floors of buildings.

(8) Buildings-Courts

- (1) The depth of a court formed by walls on three (3) sides shall not exceed one and one-half (1½) times the width.
- (2) When a court is partially enclosed by projections, the sum of the projections shall not exceed twenty-five (25%) percent of the greatest required distance between buildings as set forth in Sections 502.7, a, (6).

Section 502.8 Non-Residential Accessory Buildings.

A non-residential structure, not including a detached garage, which is necessary to a dwelling, may be erected on a parcel if it meets the following requirements:

- (a) Maximum Height: Fifteen (15) feet above grade.
- (b) Maximum Yard Coverage: Thirty-five (35%) percent of the required rear and side yards.

- (c) Location Restrictions: No accessory buildings shall be set back from the side and the rear lot lines a distance no less than three (3) feet, excepts;
- (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - (2) For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
 - (3) For a Corner lot, the street side setback shall be the same as for the main building.
 - (4) No stable, barn, corral, animal shed or shelter shall be erected or maintained closer than seventy-five (75) feet to any property line, where permitted.

Section 502.9 Off-Street Parking and Loading.

In accordance with the provisions in Article 6.

Section 502.10 Sign Regulations.

In accordance with the provision of Article 7.

Section 502.11 Landscaping, Screening and Buffering.

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or the Board of Adjustment and the Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance on landscaping.